010.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,070,200 / 1,070,200
					USE VALUE:	1,070,200 / 1,070,200
					ASSESSED:	1,070,200 / 1,070,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		AVON PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURKE PAUL M & JENNIFER ROSE
Owner 2:	
Owner 3:	
Street 1:	659 MASSACHUSETTS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COSTANZA JULIA -
Owner 2:	LIFE ESTATE -
Street 1:	15 AVON PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .203 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Clapboard Exterior and 2897 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8832.000	517,900	4,300	548,000	1,070,200
Total Card	0.203	517,900	4,300	548,000	1,070,200
Total Parcel	0.203	517,900	4,300	548,000	1,070,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 369.38 /Parcel: 369.38

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

8182

GIS Ref

GIS Ref

Insp Date

11/18/17

!928!

PREVIOUS ASSESSMENT

Parcel ID 010.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	517,900	4300	8,832.	548,000	1,070,200		Year end	12/23/2021
2021	104	FV	493,400	4300	8,832.	548,000	1,045,700		Year End Roll	12/10/2020
2020	104	FV	493,300	4300	8,832.	548,000	1,045,600	1,045,600	Year End Roll	12/18/2019
2019	104	FV	395,600	4300	8,832.	582,200	982,100	982,100	Year End Roll	1/3/2019
2018	104	FV	403,900	4300	8,832.	424,700	832,900	832,900	Year End Roll	12/20/2017
2017	104	FV	379,100	4300	8,832.	369,900	753,300	753,300	Year End Roll	1/3/2017
2016	104	FV	379,100	4300	8,832.	315,100	698,500	698,500	Year End	1/4/2016
2015	104	FV	317,000	4300	8,832.	308,200	629,500	629,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	19:14:50

LAST REV

Date	Time
10/31/19	09:11:03
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 928

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COSTANZA JULIA,	54230-423		1/29/2010		599,000	No	No		
COSTANZA ANTHON	32242-512		1/16/2001	Family	1	No	No		
COSTANZA ANTHON	32242-512		1/12/2001	Family	1	No	No		
	8738-574		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	8182
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/24/2018	1025	Addition	80,000	C				addition - per pla
7/20/2018	1024	Inter Fi	30,000	C				
6/26/2018	879	Inter-De	5,000	C				
2/3/2010	81	Redo Kit	8,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2019	Permit Visit	DGM	D Mann
7/1/2019	Left Notice	DGM	D Mann
11/18/2017	MEAS&NOTICE	KB	Kevin B
4/25/2009	Meas/Inspect	372	PATRIOT
9/28/1999	Meas/Inspect	243	PATRIOT
8/24/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8832		Sq. Ft.	Site		0	80.	0.78	1									547,966						548,000	

Total AC/HA:	0.20275	Total SF/SM:	8832	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	547,966	Spl Credit		Total:	548,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	3 - 3 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Very Good
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.01240635
Const Adj.:	1.01484895
Adj $ / SQ:	174.665
Other Features:	129000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	703671
Depreciation:	185769
Depreciated Total:	517902

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

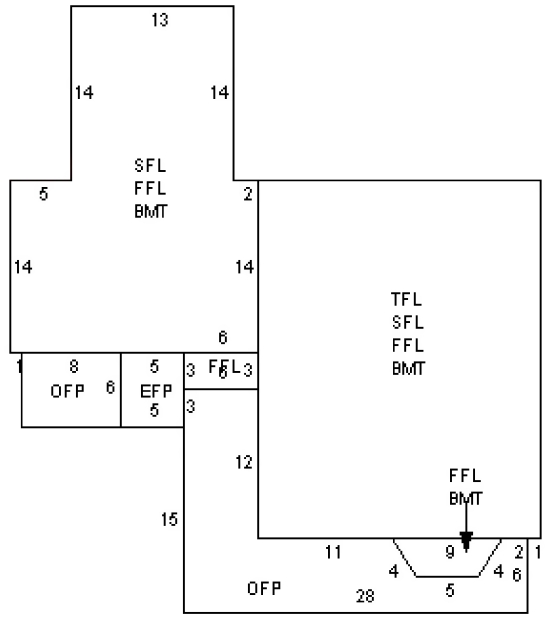
No Unit	RMS	BRS	FL
1	4	2	
1	8	2	
Totals			
2	12	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	174.66
Special Features:	0	Val/Su Net:	119.22
Final Total:	517900	Val/Su SzAd	178.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,168	174.660	204,008
BMT	Basement	1,150	52.400	60,259
SFL	Second Floor	1,129	174.660	197,196
TFL	Third Floor	600	174.660	104,851
OFP	Open Porch	267	23.020	6,145
EFP	Enclos Porch	30	73.680	2,210

Net Sketched Area:	4,344			Total:	574,669
Size Ad	2897.2999	Gross Area	4411	FinArea	2897

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	90				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 010.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X22	A	AV	1910	23.12	T	40	104			4,300			4,300

More:	N	Total Yard Items:	4,300	Total Special Featues:		Total:	4,300

IMAGE

AssessPro Patriot Properties, Inc